



25/04442/S73 – Cambridge Rugby Union Club, Newnham, Cambridge

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward: Newnham

Proposal: S73 to vary condition 4 of ref: 25/00607/FUL (Erection of an aluminium framed building as an extension to the existing rugby clubhouse to accommodate a fitness gym) to read 'The use hereby permitted shall only operate within the hours of 6am and 9pm Monday to Sunday only and not outside of these times.'

Applicant: Mr Tim Hague, Cambridge Rugby Union Football Club

Presenting officer: Tom Gray

Reason presented to committee: Referred by Delegation Panel

Member site visit date: n/a

Key issues: 1. Residential amenity impacts (noise)

2. Highway safety, transport impacts and parking provision

Recommendation: Refuse

Report contents

Document section	Document heading
1	Executive summary
2	Site description and context
3	The proposal
4	Relevant site history
5	Policy
6	Consultations
7	Third party representations
8	Member representations
9	Local groups / petition
10	Assessment
11	Residential amenity
12	Highway safety, transport impacts and parking provision
13	Other matters
14	Planning balance
15	Recommendation

Table 1 Contents of report

1. Executive summary

- 1.1 This application seeks to vary planning condition 4 of planning consent 24/00607/FUL to allow the retrospective public use of an approved gym at Cambridge Rugby Union Club.
- 1.2 Whilst the principle of the development remains acceptable and consultees raise no objections in relation to highways, ecology, drainage, or trees, in consultation with the Environmental Health Officer, the submitted Noise Management Plan is considered to be insufficient and ineffective at adequately controlling noise whilst there is poor management of access, parking and user activity to prevent unacceptable noise and disturbance to nearby residential occupiers particularly during early morning periods.
- 1.3 Highway and transport impacts are considered acceptable due to modest trip generation subject to condition, and parking provision is considered to be sufficient.
- 1.4 Whilst there are limited economic and social benefits arising from the development, overall, officers conclude that the absence of a robust and

deliverable noise management and mitigation strategy would result in unacceptable harm to residential amenity. This harm outweighs the limited benefits identified and the application is recommended for refusal.

Consultee	Object / No objection / No comment / Other	Paragraph Reference
County Highways Development Management	No Objection	6.1
Drainage Officer	No Objection	6.3
Ecology Officer	No Objection	6.4
Environment Agency	No comment	6.5
Environmental Health	Objection	6.6
South Newnham Neighbourhood Forum (SNNF)	Objection	6.10
Sport England	No Objection	6.12
Sustainability Officer	No Objection	6.13
Tree Officer	No Objection	6.14
Third Party Representations (16)	Objection	7
Member Representations (2)	Objection	8
Local Groups / Petition (0)	N/A	9

Table 2 Consultee summary

2. Site description and context

- 2.1 The application relates to Cambridge Rugby Union Club, which lies off Grantchester Road in Newnham. The proposed site lies to the southern end of the existing rugby club clubhouse.
- 2.2 The site is located within the Cambridge Green Belt, and the site forms part of a designated area of Protected Open Space. The site lies within Flood Zones 3 (high risk) and Flood Zone 2 (medium risk). Trees within/adjacent to the site are statutorily protected (TPOs).

3. The proposal

- 3.1 The application seeks an amendment to planning permission reference 25/00607/FUL, granted on the 17th July 2025 for the erection of an aluminium framed building as an extension to the existing rugby clubhouse to accommodate a fitness gym. The application was considered as a delegated decision.
- 3.2 The application seeks retrospective planning consent to vary condition 4 which states the following:

'The use of the fitness gym, hereby permitted, shall be restricted to Cambridge Rugby Union Club players only and shall at no times be used by any other persons. The use, hereby permitted, shall be within the hours of 6am-9pm Monday to Sunday only and not outside of these times.'

Reason: To safeguard residential amenities from noise and disturbance and to ensure the existing pedestrian accessibility provision is adequate for the amount of traffic generated in accordance with Policies 35 and 81 of the Cambridge Local Plan 2018.'

- 3.3 During the determination process, amended supporting documents have been submitted in regards to the Noise Management Plan.

4. Relevant site history

Reference	Description	Outcome
25/04801/FUL	Construction of floodlit padel tennis facility with club hut and landscaping	Refused, Pending Appeal Decision
25/04163/FUL	Erection of 4 no. Electric Vehicle	Refused

	(EV) car chargers on existing car park area together with DC master unit. Chargers to be connected via underground cables to main clubhouse building alongside a transformer and a photovoltaic inverter box.	
25/02147/FUL	Construction of 5no floodlit padel tennis courts with canopy, club hut and landscaping	Refused, Pending Appeal Decision
25/00607/FUL	Erection of an aluminium framed building as an extension to the existing rugby clubhouse to accommodate a fitness gym	Permitted
24/04800/FUL	Construction of 5 padel tennis courts and a clubhouse hut within a weather-protection canopy, along with associated improvements to parking facilities and the private access road	Withdrawn
22/03926/FUL	Engineering works to provide a grid system in order to strengthen the ground in areas of existing car parking (part retrospective)	Permitted
21/02356/FUL	Extension to the existing rugby club building to create a new children's nursery, together associated infrastructure and landscaping	Permitted
19/0669/FUL	Installation of 15.0m floodlights (10 no.) to replace existing floodlights (10 no.), situated in different locations, serving training pitches nos. 2 and 4 (6 floodlights on pitch 2 and 4 floodlights on pitch 4)	Permitted

Table 3: Relevant site history

5. Policy

5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2019

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation – December 2025 to January 2026)

- The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the next stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.
- Following endorsement by Joint Cabinet in November, the draft JLP will proceed to a formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012). This is currently scheduled between 1 December 2025 and 30 January 2026.
- In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF, but represents an earlier stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can only be afforded limited weight as a material consideration in decision making

5.3 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 4: The Cambridge Green Belt
Policy 35: Protection of human health from noise and vibration
Policy 70: Protection of priority species and habitats
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.4 Neighbourhood Plan

South Newnham Neighbourhood Plan – Adopted February 2025

SNNP6 – Improving and Enhancing Neighbourhood Community Assets
SNNP12 – Protecting Residential Amenity in South Newnham

5.5 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – N

6.1 County Highways Development Management – No Objection

6.2 Proposals are likely to result in an increase in pedestrian and cycle movements to the site and therefore a rise in active travel demand.

6.3 Drainage Officer – No Objection

6.4 Ecology Officer – No Objection

6.5 Environment Agency – No comments received (out of time)

6.6 Environmental Health – Objection

6.7 Noise complaints have been made which alleged loud amplified music from the gym. Whilst the complaint was not substantiated and there does not appear to be any complaint about the gym since, it has highlighted the importance of good noise management and control, notwithstanding the separation distance between the gym and the nearest residents. As such, with good noise management and control (to be fully implemented), the public use of the gym can be made low risk in terms of noise impacts.

6.8 The submitted Noise Management Plan (NMP) lacks the required detail and commitments including details of what limiter will be used and its management/use and investigations of complaint handling etc.

6.9 Trip generation of 24 movements (12 arriving, 12 leaving) per hour. Low frequency of occurrence before 7am and given the distance between nearby residential facades and the car parking area, transport movements would have a low impact.

6.10 South Newnham Neighbourhood Forum - Objection

6.11 The South Newnham Neighbourhood Forum has formally objected to Cambridge Rugby Club's application to vary Condition 4 of a previously approved planning permission (ref 25/00607/FUL). This condition was originally imposed to protect nearby residents from noise and disturbance and to ensure that pedestrian access arrangements were appropriate for the level of traffic generated. The Forum argues that the reasons for imposing this restriction in July 2025 remain equally valid as of December 2025 and should not be relaxed.

6.12 As a statutory consultee, the Forum bases its position on national and local planning policies, including the Cambridge Local Plan (2018) and the South Newnham Neighbourhood Plan (2024). While it supports the Rugby Club's mission as a community-focused organisation, it highlights that the gym facility—approved as an extension to support player fitness—was explicitly restricted to use by club players only. Contrary to this agreement, the gym is reportedly being operated commercially by an external provider, Outtrain, including sessions involving loud music that have caused disturbance to nearby residents.

6.13 The Forum stresses that the breach of the original condition has already resulted in noise complaints and harm to residential amenity, undermining the purpose of Condition 4. It maintains that allowing wider public or

commercial use of the gym would exacerbate these issues and increase traffic beyond what the site's infrastructure can safely accommodate. On this basis, the Forum urges the planning authority to refuse the requested variation and uphold the original condition in line with established planning policies.

6.14 Sport England – No Objection

6.15 Sustainability Officer – No comments

6.16 Trees Officer – No Objection

7. Third party representations

7.1 Sixteen representations have been received in objection.

7.2 Those in objection have raised the following issues:

- Change in the nature of the application from use by players and staff only to one open to the public. Contradicts the basis of the original approval. Club has already been using the gym for the wider public in violation of the conditions of the planning consent.
- Not suitable in Green Belt location.
- Noise and disturbance impacts – loud music particularly when doors are open. Due to the lack of a soundproofed structure, loud music is still audible. No noise impact assessment nor noise mitigation plan to deal with increase in motor traffic on site. Hours of operation are not acceptable. No confidence in compliance with the submitted noise management plan. Prevailing wind carries the low frequency music. Use of amplified music and instruction should not be permitted in the gym at any time especially at 6am. The noise constitutes a statutory nuisance before 7am. Volume limiter should be set at a lower level earlier in the morning. Arrival and departure requests are difficult to enforce and parking is situated adjacent to residential gardens. No club personnel available outside club opening hours to monitor the situation. No designated person to deal with complaints. Noise is significantly audible at the tennis club.
- Noise impacts upon wildlife.
- Increase in traffic congestion and speeding along Grantchester Road. Danger to cyclists.
- Lack of consultation with residents/tennis club by the Rugby Union Club.
- Several non-permitted structures within the wider site.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8. Member Representations

8.1 Cllr Jean Glasberg has made a representation objecting to the application on the following grounds:

- Principle of development: Material change of use from the application which was approved.
- Noise impacts: Previous intention for use by players of the club. Soon after construction, it was opened to members of the public and Outtrain appointed to run classes with DJ sessions and loud music.
- Highway safety impacts: Speeding and traffic implications. Improvements required to pedestrian and cycling access.
- Unauthorised structures and lack of consultation by the Rugby Club with residents.

8.2 Cllr Hugh Clough has made a representation objecting to the application on the following grounds:

- Noise impacts: No noise impact assessment has been submitted. Wind effect upon noise issues. Lightweight structure does not have the strength to retain amplified music. High volumes experienced by the tennis club, residential gardens on the southern side of Fulbrooke Road and walkers along the footpath.
- Hours of use: The hours of operation for the new usage are unreasonable.
- Transport impacts: Insufficient information provided regarding generation of significant vehicle and pedestrian traffic for other events, rush-hour speeding and complex junctions.
- Unauthorised structures: Long marquee structure, two portacabins, large scaffolding tower, display screen and container.

8.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

9. Local Groups / Petition

9.1 None received

10. Assessment

- 10.1 Planning Practice Guidance states that new issues may arise after planning permission has been granted, which require modification of the approved proposals. [Paragraph: 001 Reference ID: 17a-001-20140306].
- 10.2 The applicant has sought to amend the conditions attached to the planning permission by seeking to make a minor material amendment. Paragraph 13 of Planning Practice Guidance advises that there is no statutory limit on the degree of change permissible to conditions under S73, but the change must only relate to conditions and not to the operative part of the permission [Paragraph: 013 Reference ID: 17a-013-20140306] Case law has established the test which governs section 73 cases is to be found in R v Coventry City Council, ex p. Arrowcroft Group plc [2001] PLCR 7, in which Sullivan J held that, under that section, a local planning authority: "is able to impose different conditions upon a new planning permission, but only if they are conditions which the council could lawfully have imposed on the original planning permission in the sense that they do not amount to a fundamental alteration of the proposal put forward in the original application." (para. 33).
- 10.3 Where an application under section 73 is granted, the effect is the issue of new planning permission, sitting alongside the original permission, which remains intact and unamended [Paragraph: 015 Reference ID: 17a-015-20140306].
- 10.4 The application seeks to vary condition 4 which states the following:
- The use of the fitness gym, hereby permitted, shall be restricted to Cambridge Rugby Union Club players only and shall at no times be used by any other persons. The use, hereby permitted, shall be within the hours of 6am-9pm Monday to Sunday only and not outside of these times.*
- Reason: To safeguard residential amenities from noise and disturbance and to ensure the existing pedestrian accessibility provision is adequate for the amount of traffic generated in accordance with Policies 35 and 81 of the Cambridge Local Plan 2018.*
- 10.5 The proposal seeks to regularise the existing planning permission to expand the scope of the users from existing players to the wider public.
- 10.6 Third party and local member comments regarding the nature of the application within the Green Belt and the scope of access to the facility are noted and although the gymnasium use would be expanded and

operated commercially, the gym would remain available and used for training existing rugby players. On this basis, the principle as already established by planning consent 25/00607/FUL and is acceptable in green belt terms.

- 10.7 Notwithstanding this, the key considerations of this planning assessment (as referenced within condition 4 of planning consent 25/00607/FUL) are the following:
- The impact upon noise and disturbance upon residential amenities;
 - Highway safety, transport impacts and parking provision.
- 10.8 The above matters will now be discussed within the subsequent sections of this report.

11. Residential amenity

- 11.1 Policy 35 of the Cambridge Local Plan 2018 states that development will be permitted where it is demonstrated that (b) adverse noise effects/impacts can be minimised by appropriate reduction and/or mitigation measures secured through the use of conditions or planning obligations, as appropriate (prevention through high quality acoustic design is preferable to mitigation).
- 11.2 Cambridge Rugby Club is identified as a Community Asset within the South Newnham Neighbourhood Plan (SNNP) 2025. Policy SNNP6 of this plan states that development proposals that improve and/or enhance a Neighbourhood Community Asset will be supported where they safeguard the residential amenity of nearby properties in accordance with Policy SNNP12 of this plan.
- 11.3 Policy SNNP12 of the SNNP states that development proposals should (b) ensure that existing and future occupiers are not exposed to unacceptable levels of pollution that may arise from the development during construction or subsequent occupation; and (c) ensure that existing and future occupiers are not exposed to unacceptable levels of disturbance arising from the development through traffic movements to, from and within the site once it is occupied.
- 11.4 The gymnasium is approximately 158 metres from the shared boundary with the closest residential dwellings, situated along Fulbrooke Road. Several third party, local member and SNNF objections have been raised concerning the sufficiency of the submitted Noise Management Plan (NMP) and specifically raised comments regarding the noise generated

from the existing facility and associated transport movements citing that due to the use of amplified music and instruction, the absence of volume limits, lack of a soundproofed structure, doors being opened to prevent overheating and the location of car parking, the gym use is audible in residential properties/gardens particularly before 7am in the morning.

- 11.5 Third party comments regarding a noise complaint being made in October 2025 is noted and although this wasn't substantiated, good management and control when the gym is in use is important in ensuring the public use of the gym can be made low risk in terms of noise impacts.
- 11.6 Whilst third party and local member comments concerning the lack of submitted Noise Impact Assessment (NIA) are acknowledged, in consultation with the Environmental Health Officer, given the considerable distance to residential amenities, noise impacts are unlikely to be detrimental to residential amenities provided noise management and controls are appropriate and fully implemented.
- 11.7 The submitted Noise Management Plan (NMP) has been reviewed by officers including the Environmental Health Officer and whilst there are considerable separation distances between the gym and residential gardens to provides some noise attenuation, as third parties state, due to the lack of soundproofed structure, open doors and the use of amplified music/voices, noise is audible at residential properties, particularly early in the mornings including at weekends when the gym is currently in use.
- 11.8 The NMP states that all external doors will be kept closed whilst the gym is in use, however, on warmer days, this commitment is not considered to be a practicable solution.
- 11.9 The NMP states that internal noise levels would be no greater than 70-75 dB and mentions the use of a volume limiter, however, no further detail of what and how the limiter will be used and set has been provided to prevent misuse, nor confirmation that all amplified music would be played through this device. On this basis, given the limited soundproofing structure, without robust and effective control of volume limits, the detail submitted in the NMP is insufficient to ensure that noise impacts upon residential amenities are appropriately mitigated and controlled.
- 11.10 Third party comments concerning disturbance through transport movements and associated slamming of doors etc. are noted. Following consultation with the Environmental Health Officer, based upon the submitted transport statement, class sizes of 10-12 people would generate approximately 12 arriving and 12 leaving occurring before 7am

which is considered low risk. However, the transport statement states that the maximum physical capacity of the gym is around 25 users based upon its layout and equipment which has the potential to generate double the amount of transport movements if class sizes in the future were expanded.

- 11.11 The hours of operation approved under 25/00607/FUL are between 6am to 9pm Monday to Sunday. Third party and local member comments regarding the unacceptability of these operational hours due to the expanded scope of use beyond existing players are noted. Officers consider that, notwithstanding the implementation of robust noise mitigation measures, a start time earlier than 7am would give rise to unacceptable disturbance from associated traffic movements due to the wider public/commercial use. The approved hours are therefore no longer appropriate to safeguard residential amenity, particularly given the proximity of neighbouring dwellings.
- 11.12 Notwithstanding this, the submitted information fails to identify designated car parking areas for gym users, with the closest parking bays located immediately adjacent to residential gardens. The lack of designated parking away from residential properties is considered by officers to contribute to noise and disturbance to residential dwellings particularly at more sensitive times of day.
- 11.13 Moreover, as third parties note, the requirement for users to arrive and leave quietly is difficult to control and no detail within the NMP beyond reminders to users has been provided. Furthermore, upon visiting the site, signage indicating the entrance was positioned outside the fire egress door located on the northern elevation (facing residential properties) rather than showing users through the rugby club itself. On this basis, therefore, the current access arrangements to reduce the occurrence of opening doors unnecessarily to mitigate noise impacts upon residential amenities are unacceptable.
- 11.14 Third party comments regarding the lack of designated complaints person and the lack of rugby club personnel to monitor noise levels are noted. The monitoring section of the NMP has been reviewed by the Environmental Health Officer who considers that there is a lack of detail on the method of monitoring, the frequency, responsibilities and revisions; and concerning complaints, the commitment to investigate the alleged problem within 48 hours is insufficient to resolve the issue occurring at the time, whilst there is no detail regarding who is responsible to investigate, what steps will be taken if the complaint is substantiated, timescales for rectifying non-compliance, review of the NMP following a complaint,

response time to inform the complainant/Local Authority and complaint log. On this basis, the monitoring and complaints procedures contained within the submitted NMP are insufficient to ensure that noise is effectively controlled, monitored and any substantiated breaches rectified promptly.

- 11.15 Taking all this into account, on the basis of the submission and without appropriate and robust noise mitigation measures that can be fully implementable, the development would cause harm to residential amenities, contrary to Policy 35 of the Local Plan 2018, the Sustainable Design and Construction SPD 2020 and policies SNNP6 and SNNP12 of the South Newnham Neighbourhood Plan 2025.
- 11.16 Whilst third party and local member comments concerning the prevailing wind carrying low frequency noise are noted, in consultation with the Environmental Health Officer, it is not considered that this factor falls within the noise guidance.
- 11.17 Whilst third party and local member comments regarding noise impacts upon the tennis club and walkers along the adjacent footpath are acknowledged, given the transient and leisure uses, these are not considered by officers to be noise sensitive receptors in noise terms and therefore the resultant noise impacts would be acceptable.

12. Highway safety, transport impacts and parking provision

- 12.1 Whilst third party and local member comments concerning the development's impact upon traffic congestion, speeding and dangers to cyclists/pedestrians are noted, the submitted transport statement envisages a maximum of 12 vehicles per class (24 two-way trips) with organised classes scheduled of between 10-12 people.
- 12.2 Given the anticipated class sizes and the gym's existing capacity, and following consultation with the Local Highways Authority, whilst third party comments are noted, given the modest class sizes and people attending the site per hour, it is not considered that impacts upon the highway network would be unacceptable, in accordance with Paragraph 116 of the NPPF 2024.
- 12.3 However, to ensure safe and suitable access for all users and give priority to pedestrian movements, in accordance with Paragraphs 115 and 117 of the NPPF 2024, a condition to require the extension of the footway along Grantchester would be attached should planning consent be granted.

- 12.4 With regards to parking provision, given that the gym use is unlikely to be scheduled at the same time as rugby matches, it is considered that car parking is sufficient, whilst existing cycle parking provision through the form of Sheffield stands outside of the gym is considered to be suitable for short-term use and could be conditioned on any approval for its retention. On this basis, the development is in accordance with Policy 82 of the Local Plan 2018.

13. Other matters

- 13.1 There are no objections from the Council's Drainage, Sustainability and Trees Officers, nor have the Environment Agency or Sport England raised objections on this application.
- 13.2 Whilst third party comments regarding noise impacts upon wildlife are acknowledged, no objections have been raised by the Ecology Officer and given the nature of the development, it is not considered that the noise generated would have adverse impacts upon wildlife in accordance with Policy 70 of the Local Plan 2018.
- 13.3 Whilst third party and local member comments concerning unauthorised structures are noted, this is a separate matter for the Council's compliance team and not material to the assessment of this section 73 application.
- 13.4 Third party and local member comments regarding the lack of engagement with the community are acknowledged and whilst officers consider this to be regrettable, the development has been assessed on the basis of the submitted information and policy considerations.

14. Planning balance

- 14.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 14.2 Summary of harm
- 14.3 The development would cause unacceptable noise disturbance to residential amenities due to the inappropriate operating hours for the intensified use, inadequate sound control, poorly defined mitigation measures, and insufficient management of gym activities, access, and

parking, resulting in noise and disturbance, with insufficient systems in place to effectively monitor or resolve impacts and complaints.

- 14.4 Summary of benefits
- 14.5 The development provides limited employment benefits through the creation of jobs and limited social benefits to the wider public through the expansion of a gymnasium offer.
- 14.6 Overall conclusion
- 14.7 Whilst officers acknowledge the limited benefits, due to the inappropriate operating hours, and absence of appropriate and robust noise mitigation measures that can be fully implementable, the development would cause harm to residential amenities, contrary to Policy 35 of the Local Plan 2018, the Sustainable Design and Construction SPD 2020 and policies SNNP6 and SNNP12 of the South Newnham Neighbourhood Plan 2025.
- 14.8 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for refusal.

15. Recommendation

- 15.1 **Refuse** for the following reason:

The proposed expansion of the gym to a wider public/commercial use would result in intensified activity at the site. The previously approved hours of 6am-9pm are not appropriate for this use and would give rise to unacceptable noise and disturbance associated with vehicle movements, harming the amenities of nearby residential occupiers.

Furthermore, by virtue of insufficient and ineffective noise mitigation measures, including inadequate sound control and poor management of access, parking and user activity, the development would result in unacceptable noise and disturbance to nearby residential occupiers. The submitted Noise Management Plan fails to demonstrate that impacts can be effectively mitigated, controlled and monitored, contrary to Policy 35 of the Local Plan 2018, the Sustainable Design and Construction SPD 2020 and policies SNNP6 and SNNP12 of the South Newnham Neighbourhood Plan 2025.

Background papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Development Framework SPDs